

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A
2 VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN
3 TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE
4 BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT
5 TO EXCLUDE TRACTS 2, 3, 7, 8, 9, AND 10, LOCATED IN THE ALLANDALE
6 NEIGHBORHOOD PLANNING AREA.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

9
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 add a vertical mixed use building (V) combining district to Tracts 1, 4, 6, and 11-13 (the
12 "Property") described in Zoning Case No. C14-2008-0088, on file at the Neighborhood
13 Planning and Zoning Department, as follows:

14
15 Approximately 67 acres of land in the City of Austin, Travis County,
16 Texas, as shown on in the tract map attached as Exhibit "A" (*Allandale*
17 *Neighborhood Planning Area*),

18
19 located in the Allandale neighborhood planning area, locally known as the area bounded by
20 West Anderson Lane on the north, Burnet Road on the east, West North Loop Boulevard
21 and Hancock Drive on the south, and North MoPac Expressway Northbound on the west,
22 in the City of Austin, Travis County, Texas, and generally identified in the map attached as
23 Exhibit "B" (*the Zoning Map*).

24
25 Except as specifically provided in this ordinance, the existing base zoning districts,
26 combining districts, and other conditions remain in effect.

27
28 **PART 2.** The zoning districts for the Property are changed from community commercial
29 (GR) district, general commercial services (CS) district, general commercial services-
30 mixed use-conditional overlay (CS-MU-CO) combining district, commercial-liquor sales
31 (CS-1) district, and commercial-liquor sales-conditional overlay (CS-1-CO) combining
32 district, to community commercial-vertical mixed use building (GR-V) combining district,
33 general commercial services-vertical mixed use building (CS-V) combining district,
34 general commercial services-mixed use-vertical mixed use building-conditional overlay
35 (CS-MU-V-CO) combining district, commercial-liquor sales-vertical mixed use building
36 (CS-1-V) combining district, and commercial-liquor sales-vertical mixed use building-

conditional overlay (CS-1-V-CO) combining district as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	TO
1	227617	2101 1/2 LAWNMONT AVE	CS-MU-CO	CS-MU-CO-V
		2119 1/2 LAWNMONT AVE		
		5350 BURNET RD		
	227618	2150 1/2 W NORTH LOOP BLVD	CS, CS-1	CS-V, CS-1-V
		5304 BURNET RD		
		5306 BURNET RD		
		5310 BURNET RD		
	227619	5300 BURNET RD	CS	CS-V
		5302 BURNET RD		
4	231144	2100 NORTHLAND DR	CS; CS-1-CO	CS-V, CS-1-CO-V
		2202 1/2 NORTHLAND DR		
		5700 BURNET RD		
		5714 BURNET RD		
		5716 BURNET RD		
		5718 BURNET RD		
		5720 BURNET RD		
		5726 BURNET RD		
		5728 BURNET RD		
		5730 BURNET RD		
		5732 BURNET RD		
		5740 BURNET RD		
		5742 BURNET RD		
		5800 BURNET RD		
		5802 BURNET RD		
		5806 BURNET RD		
	231153	5808 BURNET RD	CS	CS-V
		5810 1/2 BURNET RD		
6	235895	6722 BURNET RD	CS	CS-V
	235896	6720 BURNET RD	CS	CS-V
	235897	6700 BURNET RD	CS	CS-V
		6710 BURNET RD		
	500713	6610 BURNET RD	CS	CS-V
		6614 BURNET RD		
	500714	LOT 2 WUKASCH PROPERTIES SUBD	CS	CS-V
11	241258	7600 1/2 BURNET RD	GR	GR-V
		7600 BURNET RD		
		7610 BURNET RD		

Tract #	TCAD Property ID	COA Address	FROM	TO
12	241257	7844 BURNET RD	GR	GR-V
	241260	7820 BURNET RD	GR	GR-V
	241261	7708 BURNET RD	GR	GR-V
	241264	7816 BURNET RD	GR	GR-V
	241265	7718 BURNET RD	GR	GR-V
	242313	7835 NORTHCROSS DR	GR, CS-1	GR-V, CS-1-V
	584553	2545 W ANDERSON LN	GR	GR-V
	584554	LOT 3 BLK A NORTHCROSS SEC 2 REPLAT OF LOT 3-F 3RD RESUB OF LOT 3	GR	GR-V
	584555	2525 1/2 W ANDERSON LN	GR	GR-V
		2525 W ANDERSON LN		
		2531 W ANDERSON LN		
		2535 W ANDERSON LN		
		7739 1/2 NORTHCROSS DR		
		7800 BURNET RD		
13	242308	2711 W ANDERSON LN	GR	GR-V
	242310	2909 W ANDERSON LN	GR	GR-V
		2921 W ANDERSON LN		
		7825 1/2 ROCKWOOD LN		
	242311	2801 W ANDERSON LN	GR	GR-V
	362176	2901 W ANDERSON LN	GR	GR-V
	362177	2817 W ANDERSON LN	GR	GR-V

PART 3. The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*) as follows:

1. The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (*Dimensional and Parking Requirements*).
2. The property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
3. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (*Ground-Floor Commercial Uses Allowed*) apply.
4. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 80 percent of the Annual Median Family Income.

PART 4. The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 2, 3, 7, 8, 9, and 10, located as shown in this Part and identified on Exhibit "A". These tracts are not subject to Chapter 25-2, Subchapter E, Article 4.3 (*Vertical Mixed Use Buildings*).

Tract #	TCAD Property ID	COA Address
2	229653	5448 BURNET RD
	229654	5440 BURNET RD
	Portion of 229655	5434 BURNET RD
		5436 BURNET RD
	701967	5442 BURNET RD
		5444 BURNET RD
3	229514	5536 BURNET RD
	229515	5522 1/2 BURNET RD
		5528 BURNET RD
		5530 BURNET RD
	Portion of 229516	5520 BURNET RD
		5522 BURNET RD
	229517	5508 BURNET RD
		5510 BURNET RD
	229518	2106 SHOALMONT DR
		2108 SHOALMONT DR
		5502 BURNET RD
		5504 BURNET RD
		5506 BURNET RD
	Portion of 229527	5600 BURNET RD
	Portion of 229530	5606 BURNET RD
		5608 BURNET RD
	359212	5620 BURNET RD
		5624 1/2 BURNET RD
7	235834	6840 BURNET RD
	235835	6836 BURNET RD
	235846	6800 BURNET RD
	235847	6824 BURNET RD
8	237415	7112 BURNET RD
	237416	7106 BURNET RD
	237417	7100 BURNET RD
	237418	7010 BURNET RD
		7012 BURNET RD
	237419	7000 BURNET RD

